Town and Country Planning Department(Planning Permission)

No.33/I 95, kotrampalayam Street,
Old Employment Office

ROC No. TVVDEVSV/2024/TCP

Date : 28/10/2024

From:

Joint Director / Deputy Director / Assistant Director

No.33/I 95, kotrampalayam Street,
Old Employment Office

To :

The President,
Adhanur Village/ Panchayat,
Kundrathur Panchayat Union / Taluk,
Kundrathur Taluk, Kancheepuram District.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning office Kancheepuram District - Formation of a residential layout to an extent of 0.80 Acres (3250.00 sq.m) in the Land Bearing of S.Nos. 46/2 – Adhanur Village/Panchayat, Kundrathur Panchayat Union / Taluk, Kancheepuram District – Technical Approval issued - Forwarded for further action - Regarding.

Ref :
1 Online Application No. TVVDEVSV, Mr. DILIP KUMAR.D, through online Dated: 09.07.2024.
2 District Town and Country Planning Office, Kancheepuram District Road Pattern issued through online dated.29.08.2024.
3 District Collector, NOC Letter PA.1941/2023/B3, Dated: 31.05.2024
4 Circular Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai.
5 Mr. DILIP KUMAR.D, document received through online Dated: 23.10.2024. (Road Gift deed document No.15334/2024, dt:25.09.2024).
6 G.O.(Ms) No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7 G.O.(Ms) No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8 G.O. (Ms)No.18, Department of Municipal Administration and Water supply, dated:04.02.2019, G.O.(Ms) No.16 Department of Municipal Administration and Water Supply,
dated: 31.01.2020.
9 G.O.(Ms)No.181, Housing and Urban Development Department, Dated: 09.12.2020.
10 G.O.(Ms)No.141, Housing and Urban Development Department, Dated: 23.09.2020.
11 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12 Circular Roc No.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai.
13 Circular Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai.
14 G.O.(Ms)No.53, Housing and Urban Development Department, Dated: 28.02.2024.
15 Demand requested through online, Dated: 24.10.2024
16 Payment received through online, Dated: 24.10.024
17 Circular Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of
land earmarked for roads and public purposes meant for local body and TANGEDCO vide reference 2nd cited above.
On receipt of gift deeds vide reference 5th cited above, and on receipt of payment of charges such as Centage, Development Charge, Scrutiny fees and Display board Deposit vide
reference 16th cited above, the Technical Approval is issued to the mentioned layout subject to the following conditions:
1. The Technical Approval is given issued to the above mentioned layout and the number is assigned as SWP/D.

DTCP/Kancheepuram District - LAYOUT No.126/2024 subject to the
following conditions:
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for
record.
4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of
Survey and land records concerned for information and for making mutation in their records.
5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the applicant to pay the requisite charges for making
mutation in the TamilNilam/Collabland website.
SPECIAL CONDITIONS:
1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the
applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of
the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on
this.
2.The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body concerned or to pay the estimate
cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing
rules. Before taking over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers.
3. The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes such as Local body and TANGEDCO are properly
carried out and transferred in favour of the local body/TANGEDCO concerned before issuing the final approval.
4.As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons to
purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate
Authority. The applicant has to comply the said provisions.
5.If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use
conversion charges before issuing the final approval as envisaged in Government Order under the reference 7th cited above. The payment of charges shall be made under the
following head of account.
6. The conditions imposed in the District Collector NOC, Kancheepuram cited in the Reference No.3 should be followed.

Head of Account :
“0217 Urban Development - 60 other Urban
Development Schemes - 800 other Receipts - AS
Receipts under Land Use Conversion Charges-27”
Non Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709)”

7. The fees/charges collected from the applicant are as follows:
Scrutiny Fees : Rs.4,875/- Date – 09.07.2024
Centage Charge : Rs.6,900/- Date – 24.10.2024
Display board Charge : Rs.10,000/- Date- 24.10.2024
Development Charge : Rs.16,250/- Date- 24.10.2024
OSR Charge : Rs.7,61,280/- Date – 02.10.2024
Sub-Division Charge : Rs. 9200/- Date – 24.10.2024
Armed Forces Flag Day Fund : Rs.1500/- Date – 24.10.2024

Copy to:
1. Mr. DILIP KUMAR.D,
No.23/40, 3rd Cross Street,
East CIT Nagar, Nandanam,
Chennai – 600 035.

2. Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

3. Sub Registrar,
Kooduvancheri Sub Registrar Office,
Kancheepuram District.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4875	09/07/2024
2	OSR Fee	761280	02/10/2024
3	Centage Charges	6900.00	24/10/2024
4	Development Charges	16250.00	24/10/2024
5	Display Board Charges	10000.00	24/10/2024
6	Satellite town charge		
7	Sub Division Charge	9200.00	24/10/2024

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,
Kancheepuram District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Deputy Director
Location:Kancheepuram
Date:2024.10.28 18:05:38